

0-10-42

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE RECLASSIFYING CERTAIN PROPERTY LOCATED AT 3021 ARKANSAS AVENUE IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM R-4 TO I-1 CLASSIFICATION BY AMENDING ORDINANCE NO. 7697 OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS; ADOPTING AN AMENDED LAND USE PLAN FOR THE SUBJECT PROPERTY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Mr. David Jones, 5318 JFK Boulevard, North Little Rock, AR 72116, seeking a reclassification of the herein described land to allow warehousing, which application was duly considered and approved (6 affirmative votes; 2 absent; 1 abstain) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 11, 2010; and

WHEREAS, the City adopted the North Little Rock Land Use Plan with amended land use maps in December 2002 (Ordinance No. 7507); and

WHEREAS, a revised Land Use Plan for the property herein described and being located at 3021 Arkansas Avenue in North Little Rock, Arkansas, from Trade Fair to Light Industrial, was approved (6 affirmative votes; 2 absent; 1 abstain) by the North Little Rock Planning Commission at a regularly scheduled meeting thereof held on May 11, 2010.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 7697 of the City of North Little Rock, Arkansas is hereby amended by changing the classification of certain land from R-4 to I-1 classification to allow warehousing on property located at 3021 Arkansas Avenue in North Little Rock, Pulaski County, Arkansas, and more particularly described as follows:

Part of the West 1/3 of the North fractional 1/2 of Section 6, Township 1 North, Range 11 West, North of the Arkansas River, in the City of North Little Rock, Pulaski County, Arkansas, more particularly described as follows: Commencing 458.2 feet East of the Northwest Corner of said Section 6, said point being the intersection of the centerlines of East Washington Avenue and South Baldwin Street; thence South for 30 feet; thence East for 25 feet to the point of intersection of the South right-of-way line of East Washington Drive and the East right-of-way of South Baldwin Street; thence South along the said East right-of-way for 100 feet; thence leaving said right-of-way East for 140.00 feet; thence South

for 50.00 feet to the point of beginning; thence East for 203.00 feet; thence South for 145.00 feet to the North right-of-way line of Arkansas Avenue; thence West along said right-of-way 203.00 feet; thence leaving said right-of-way North for 145.00 feet to the point of beginning and containing 0.67 acres, more or less. (See Exhibit "A" attached hereto.)

SECTION 2: That the Land Use Plan for the subject property described in Section 1 above is hereby amended as reflected on the map attached hereto as Exhibit "B" and incorporated by reference.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provisions shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the reclassification and amended land use plan of the above-described land as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

SPONSOR:

ATTEST:

Maurice Taylor  
Alderman Maurice Taylor

Diane Whitbey  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter  
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED 11:45 A.M.                      P.M.  
BY Becky - City Atty  
DATE 5-18-10  
Diane Whitbey, City Clerk and Collector  
North Little Rock, Arkansas  
RECEIVED by astodge